



Connells

Gaydon Road
Bishops Itchington Southam

Gaydon Road Bishops Itchington Southam CV47 2QN

for sale guide price
£240,000



Property Description

Located on the popular Gaydon Road in the desirable Warwickshire market town of Southam, this well-presented two bedroom semi-detached bungalow offers spacious and versatile single-storey accommodation, perfectly suited to those seeking a comfortable and low-maintenance home.

The accommodation is arranged around a welcoming entrance hall and includes a generous lounge/diner, providing an excellent space for both relaxation and entertaining. The fitted kitchen offers a range of storage units and worktop space, while the addition of a separate utility/sun room enhances the practicality of the home and creates a pleasant additional reception area overlooking the garden.

The property further benefits from two well-proportioned bedrooms, both offering flexibility for a variety of living arrangements, and a shower room serving the accommodation.

Externally, the bungalow enjoys a well-maintained front garden and good-sized rear garden, predominantly laid to lawn with a patio seating area, providing the perfect space for outdoor dining, gardening enthusiasts or simply enjoying the warmer months. With private driveway providing convenient off-road parking.

Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the

transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey).

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded.

The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer.

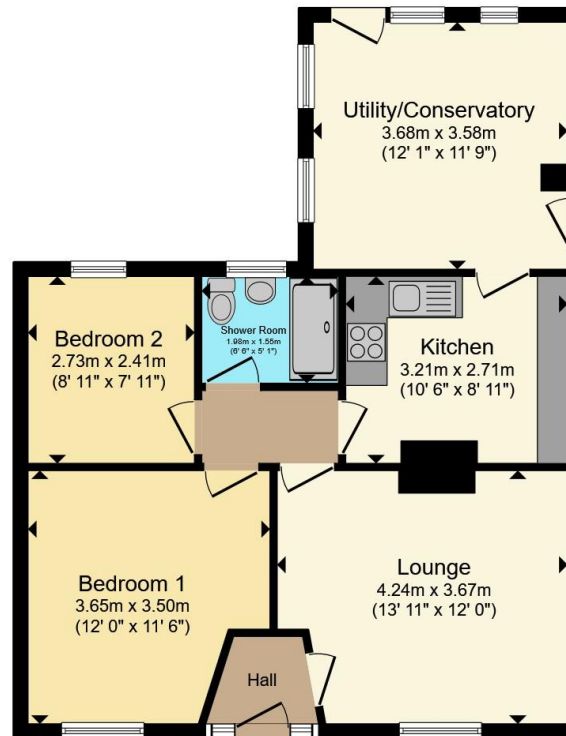
The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Location

Southam is a thriving market town offering an excellent range of amenities including supermarkets, independent shops, cafés, pubs, medical facilities and highly regarded schools. The property is also well placed for access to Leamington Spa, Warwick, Rugby, Banbury and Coventry, making it an excellent choice for those seeking a balance between town convenience and countryside surroundings.







Total floor area 64.1 m² (690 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

Connells

To view this property please contact Connells on

T 01926 815500
E southam@connells.co.uk

84 Coventry Street
SOUTHAM CV47 0EA

EPC Rating: C Council Tax
Band: C

Tenure: Freehold

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1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures, fittings or services and it is in the buyers interest to check the working condition of any appliances.

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